

Aaron Fox

TO LET / FOR SALE

WELL LOCATED STORAGE PREMISES

(WITH POTENTIAL RETAIL CONSET SUBJECT TO PLANNING CONSENT)

PART GROUND FLOOR

STAG HOUSE, VERNEY STREET

EXETER

EX1 2DE

DUE TO RELOCATION



4,955 SQ.FT. (460.28 SQ.M.)

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

Exeter is a historic Cathedral City and forms the main administrative centre for the County of Devon. The central shopping area including the recently opened £225 Million Princesshay retail development is within easy walking distance. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The two mainline railway stations are within easy walking distance. Exeter offers ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 to Cornwall and London.

The premises occupy a prominent and convenient location, fronting Verney Street close to Western Way (the inner city bypass), and adjoin other similar commercial and residential uses. The upper floor is currently in separate ownership and has been used as offices.

ACCOMMODATION

The accommodation is currently laid out with a roller shutter loading door to Verney Street and an internal loading bay. The remainder of the space is laid out as general storage with an internal ceiling height of 3.4m. To the side and front of the premises there are offices and a small retail area that is excluded from the disposal and will be sub divided by the current vendor / lessor.

Internally there is suspended fluorescent lighting and a connection for W/C will be provided although it is not intended to install any facilities as the area will be sold in shell format with separate services.

	Metric	Imperial
Internal depth	20.34m	218'11"
Internal width (max)	14.39m	154'10"
Ground Floor Area	460.28 sq.m.	4,955 sq.ft.

LEASE

The ground floor is currently held by way of an existing 125 year ground lease at a peppercorn rent from 18th May 2004.

TO BUY

£247,750 (£50 p.s.f.) for the balance of the long leasehold interest

TO RENT

On the basis of a new 6 or 9 year lease with 3 yearly reviews, the ingoing rental to be £23,500 p.a. (£4.75 p.s.f.)

RATES

We gained the following information via The Valuation Office Web Site, YOU ARE ADVISED TO CHECK

Rateable Value

Rates Payable

A new rateable assessment of the space to be let / sold will have to be made

LEGAL COSTS

Each party to pay their own legal costs involved in this transaction.

VAT

VAT where chargeable will be charged at the prevailing rate.

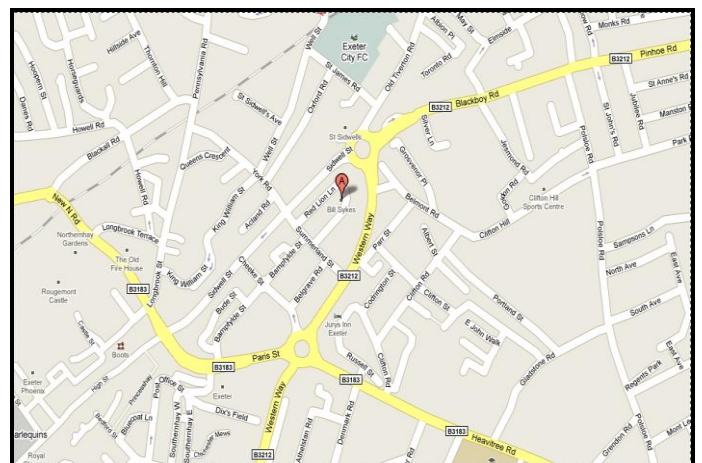
VIEWING

Strictly by prior appointment only with the sole agents as follows: -

Ref: Adam Parsons
Mobile 07808 473248

Aaron Fox

Email: adamparsons@aaronfox.co.uk



Tel: - 01392 204303 Web: - www.aaronfox.co.uk

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing AARON FOX has any authority to make or give any representation or warranty whatsoever in relation to this property. **Floorplans** are for illustrative purposes only. Please note that AARON FOX uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact AARON FOX. All rentals and prices are exclusive of VAT where applicable.